



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-12
APPLICANT: Absentee Shawnee Tribe of Oklahoma
DATE: May 14, 2015
LOCATION: 775' East of intersection of Little Axe Drive & 156th Avenue N.E. (north side)
WARD: 5
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Preliminary Plat for a Maintenance Facility

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for a Maintenance Facility. This property is currently zoned RE, Residential Estates District, and TC, Tourist Commercial District, and rezoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, May 28, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

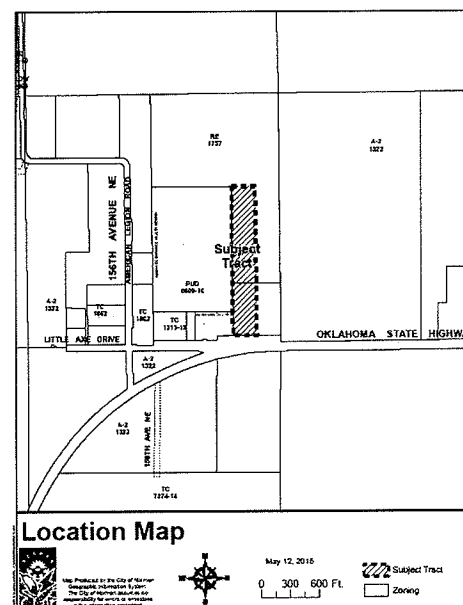
This applicant has filed a concurrent application for Planning Commission consideration of this project at their June 11, 2015 meeting.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Ken Jones, (405) 214-4235 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 15-12

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Absentee Shawnee Tribe of Oklahoma	ADDRESS 2025 South Gordon Cooper Drive Shawnee, Oklahoma 74801
EMAIL ADDRESS kenj@astribe.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Ken Jones (405.214.4235) BEST TIME TO CALL: M - F (8:00 AM - 5:00 PM)

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 775-ft East of the intersection of Little Axe Drive and 156th Avenue N.E. (north side of road)

and containing approximately 8.98 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

As proposed, the 8.98-acre tract will contain a new 4,085-sq.ft. maintenance facility as well as an ancillary access drive and private utility improvements. The balance of the tract is currently anticipated to be preserved as open space. The proposed maintenance facility will serve the recently constructed health located immediately west of the subject tract.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☐ Rezoning to _____ District(s)
☐ Special Use for _____
☒ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☐ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: _____

Current Plan Designation: _____

Concurrent Planning
Commission Review
Requested: ☒

Received on:
5-11-15
at 11:30 a.m.

by mt

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Memorandum

To: City of Norman, Planning Department
From: Jason Cotton, P.E.
Project Name: Absentee Shawnee Maintenance Facility
Project Number: ABSC150251
Date: May 11, 2015
Re: Written Description of Absentee Shawnee Maintenance Facility
(as required by Pre-Development Meeting Application)

The following memo has been prepared by Cardinal Engineering, Inc. (Cardinal) to more fully describe and document the currently anticipated scope for the above referenced project.

As indicated on the provided Preliminary Development Map (PDM), the scope of the project will include the construction of an approximately 4,000-sq.ft. building to be utilized for maintenance activities associated with the existing Absentee Shawnee Tribe of Oklahoma Health Center, located immediately west of the proposed facility. The scope of proposed improvements is anticipated to include construction of the subject building as well as paved access to an adjacent private asphalt roadway. Utility services required by the proposed facility will be established from existing private utilities previously constructed in conjunction with the adjacent Health Center. Portions of the subject tract not impacted by the proposed scope of improvements are anticipated to remain as undisturbed open space. Cardinal estimates this open space to be approximately 8.48-acres.

Domestic water for the proposed facility will be provided via the Public Water Supply System constructed concurrent with the previously completed Health Clinic. This system was permitted with the Oklahoma Department of Environmental Quality (Permit No. WW000014090438) in July 2009 and is allowed up to a maximum of fifteen (15) service connections according to the conditions of the permit. Upon completion, the proposed maintenance facility will represent the third service connection to this system.

Similar to domestic water, manual fire protection for the proposed facility will also be provided via private fire lines constructed concurrent with the Health Clinic. Existing private fire hydrants located to the west and northwest of the proposed facility are anticipated to provide coverage per City of Norman Fire Marshall requirements. The proposed facility is not anticipated to be completed with an automatic sprinkler system as it is below thresholds referenced by Section 903 of the 2009 International Building Code (IBC) as well as the 2009 International Fire Code (IFC).

Sanitary sewer service for the proposed development is currently anticipated to be provided via the total retention lagoon system constructed in conjunction with the adjacent Absentee Shawnee Health Center. This lagoon was permitted with the Oklahoma Department of Environmental Quality in 2009 under Oklahoma Administrative Code (OAC) Title 252 – Chapter 641. The subject lagoon is location southeast of the proposed maintenance facility and is contained within an existing sanitary sewer / lagoon easement. It is anticipated that sufficient capacity exists within the lagoon to serve the small amount of plumbing fixtures currently contained within the scope of the project.

